

2.3 LAND USE

2.3.1 Existing Land Use

A comprehensive review of existing documents including transportation studies, land use plans, general plans, and pertinent regional and corridor studies was conducted to summarize findings relevant to the Regional Framework Study in Northern Arizona. The following existing land use conditions section is a summary of generalized regional and local land uses and key activities identified. Information was gathered, where available, from county, municipal, tribal, regional, and public land organizations and was compiled by Focus Area to provide a snapshot of existing land use conditions in the area.

Coconino-Yavapai Focus Area

The Coconino-Yavapai Focus Area includes the cities of Flagstaff, Prescott, Chino Valley, Fredonia, Williams, Sedona, Page, Prescott Valley, Cottonwood, and Camp Verde, as well as several distinguished recreational areas (e.g., Grand Canyon, Glen Canyon, Lake Powell, San Francisco Peaks). This Focus Area has the largest land area with a multitude of land uses ranging from urbanized to large swaths of undeveloped public lands.

The largest jurisdiction in the Focus Area is Coconino County which is characterized by a sparsely populated large land area composed of multiple jurisdictions (e.g., Arizona State Land Department (ASLD), United States Forest Service (USFS), Bureau of Land Management (BLM), Navajo Reservation, National Park Service (NPS)). Coconino County has the second largest land area of any county in the United States and is one of the most least populated. Roughly, 13.3% of the land is privately owned; 38.1% is Tribal land/Reservation; 28.3% is Forest Service; 5% is BLM; 9.5% is ASLD; 6.8% is NPS (Figure 2-2a).

In general, the Focus Area is facing challenges related to a rapidly decreasing private land base, limited water resources, and public concern about high density development negatively impacting rural character. Located within the Focus Area is the Flagstaff Metropolitan Planning Organization. Currently, the Flagstaff region is composed of 85% public land, 72% county land and private land is generally concentrated along US highway crossings of I-40, I-17, SR-89 and SR-89A, and US-180.

Navajo-Hopi Focus Area

Existing land use conditions in the Navajo-Hopi Focus Area are generally rural with more dense land uses and activity centers located in incorporated areas such as Holbrook, Winslow, and Kayenta. Land ownership in Navajo County is, for the most part, Native American Reservation lands (66%). Private land ownership covers 18%, BLM and USFS combined covers 9%, and ASLD covers 5.9% of lands in Navajo County. In Apache County, 65% of the land is Navajo, Apache or Zuni reservation with the remainder being private, public, county or state land.

Given the rural nature of the Navajo-Hopi Focus Area, the counties use special development plans to ensure that new development includes necessary infrastructure, and is an efficient and appropriate use of land.

New River Focus Area

The New River Focus Area, which includes Wickenburg, Peeples Valley, Congress and portions of Yavapai and Maricopa Counties, is composed of mostly Federal and State lands. The respective Counties also have major land holdings in the area. Private lands are concentrated along major thoroughfares such as US-93 and US-60. In Yavapai County, the majority of lands are USFS, BLM and ASLD while private land holdings represent about one-quarter of the land.

2.3.2 Future Land Use

Future land use information was gathered from county and city general plans. Key land uses, major planned residential developments, employment centers and other economic activity centers within the three Focus Areas are summarized below using the information provided by available planning documentation (Figure 2-7a).

In general, growth is expected to occur in urban areas and adjacent to existing interstate highways. Freight traffic is expected to increase as Northern Arizona is an attractive warehousing, distribution, and manufacturing node due to its geographic and regional proximity. Improvements to intermodal transportation (e.g., roadway, rail, air) will serve to augment industrial and freight activities within the region. Population Projections by County shown below illustrates the degree of growth anticipated for Counties throughout the State and within the study area.

Population Projections by County			
County	Year 2005	Year 2030	Year 2050
Apache	74,600	93,500	104,200
Cochise	134,800	187,700	212,800
Coconino	132,800	173,800	198,200
Gila	55,100	70,000	78,300
Graham	35,900	44,600	49,900
Greenlee	8,300	8,300	9,100
La Paz	21,500	28,100	30,900
Maricopa	3,700,000	6,100,000	8,100,000
Mohave	194,900	330,600	401,000
Navajo	112,700	165,600	192,400
Pima	921,500	1,600,000	1,700,000
Pinal	276,000	1,300,000	2,200,000
Santa Cruz	45,300	71,000	84,700
Yavapai	212,700	355,400	418,700
Yuma	195,500	316,100	377,600
State of Arizona	6,100,000	11,000,000	14,100,000
Source: Arizona Department of Employment Security and COG/MPO Planning Agencies, 2008.			

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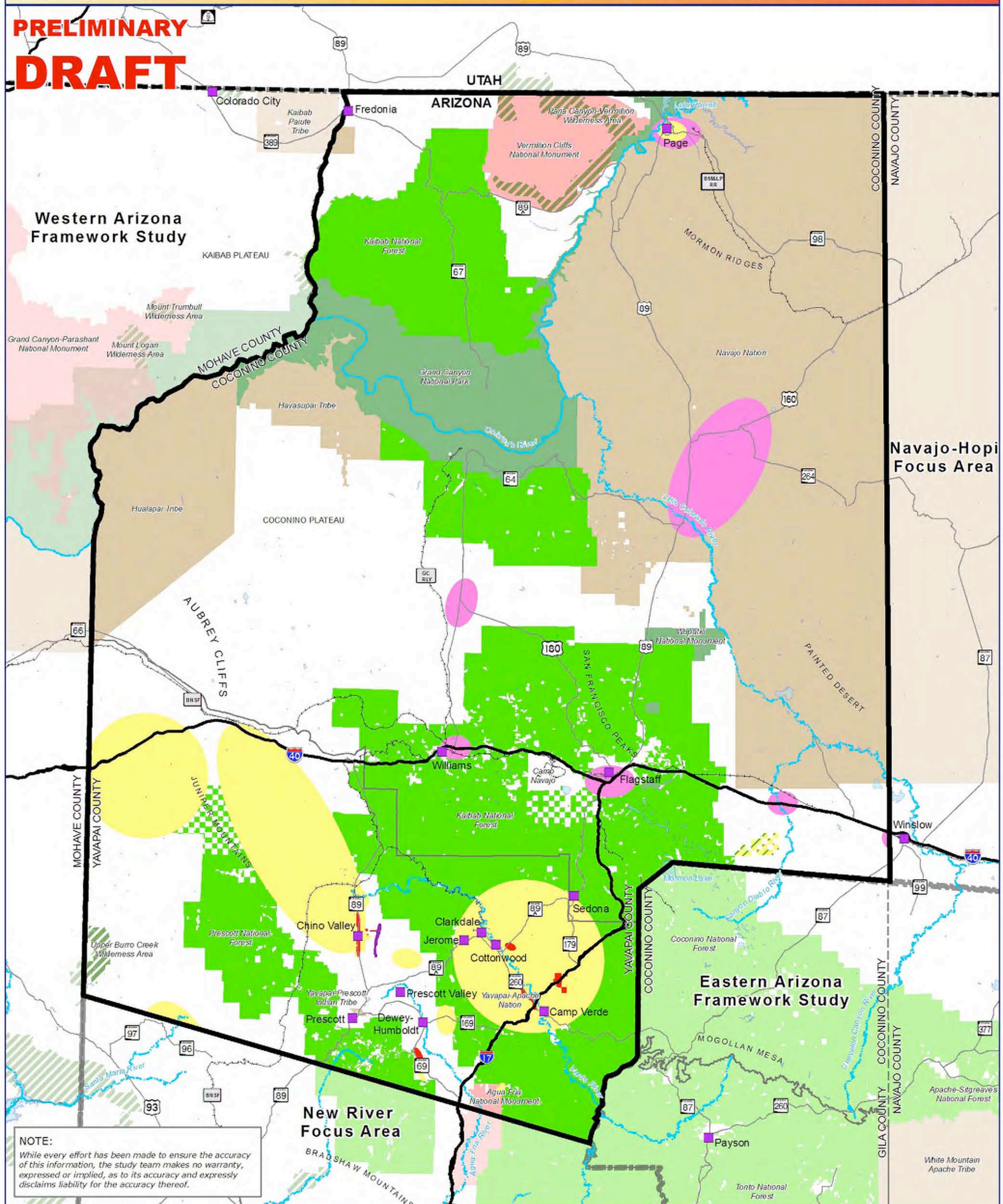


Figure 2-7a Future Urban Growth Character



Typically, general plans included currently unincorporated lands envisioned for future annexation. The economic condition of both incorporated and unincorporated areas within the Focus Area rely heavily on tourism and industry (both residential and commercial) for growth.

Urbanized areas are concentrated in incorporated areas such as Flagstaff, Page, Sedona, Williams, and Prescott and outside of incorporated areas, private development tends to be located adjacent to major thoroughfares. Given that the majority of the land is public in the Northern Arizona region, municipalities are challenged with attaining a context-sensitive growth pattern. That is, reaching a balance between residential, commercial, and industrial development while avoiding leapfrog growth due to the checkerboard land holding patterns characteristic of Northern Arizona.

Northern Arizona is unique because it is located near to several popular recreational areas. Though the area is well traveled by tourist and truck traffic, the population growth rate remains relatively low and steady at about 3% growth over 50 years. As such, increasing development in the region is largely perceived by the public as impinging on the rural character that distinguishes Northern Arizona from metropolitan areas. A general theme throughout the majority of planning documents provided by municipalities stressed taking a proactive or responsible approach to future land use patterns by integrating construction design methods for efficient land use through shared open space and smaller lot sizes, and concentrating development in designated growth areas to preserve open space, natural resources, and landscapes.

Coconino-Yavapai Focus Area

Future residential development is anticipated along I-17 from Camp Verde north to Sedona and Jerome east to SR 179. Additional pockets of residential development are also anticipated for south of Prescott and Prescott Valley and northeast of Chino Valley to I-40. Other pockets of growth include Flagstaff, Holbrook, Williams, and Page (Figure 2-7a).

Navajo-Hopi Focus Area

The Navajo-Hopi Focus area is, for the most part, tribal land. Growth areas are typically concentrated adjacent to currently incorporated places such as Winslow, Holbrook, Chambers, Window Rock, Ganado, Chinle, Keam's Canyon, Pinion and Kayenta (Figure 2-7b).

New River Focus Area

Planned residential growth is anticipated for the area north of Wickenburg and north along SR 93. Additionally, the area south of Prescott National Forest to Hell's Canyon Wilderness Area is also slated for residential growth (Figure 2-7c).

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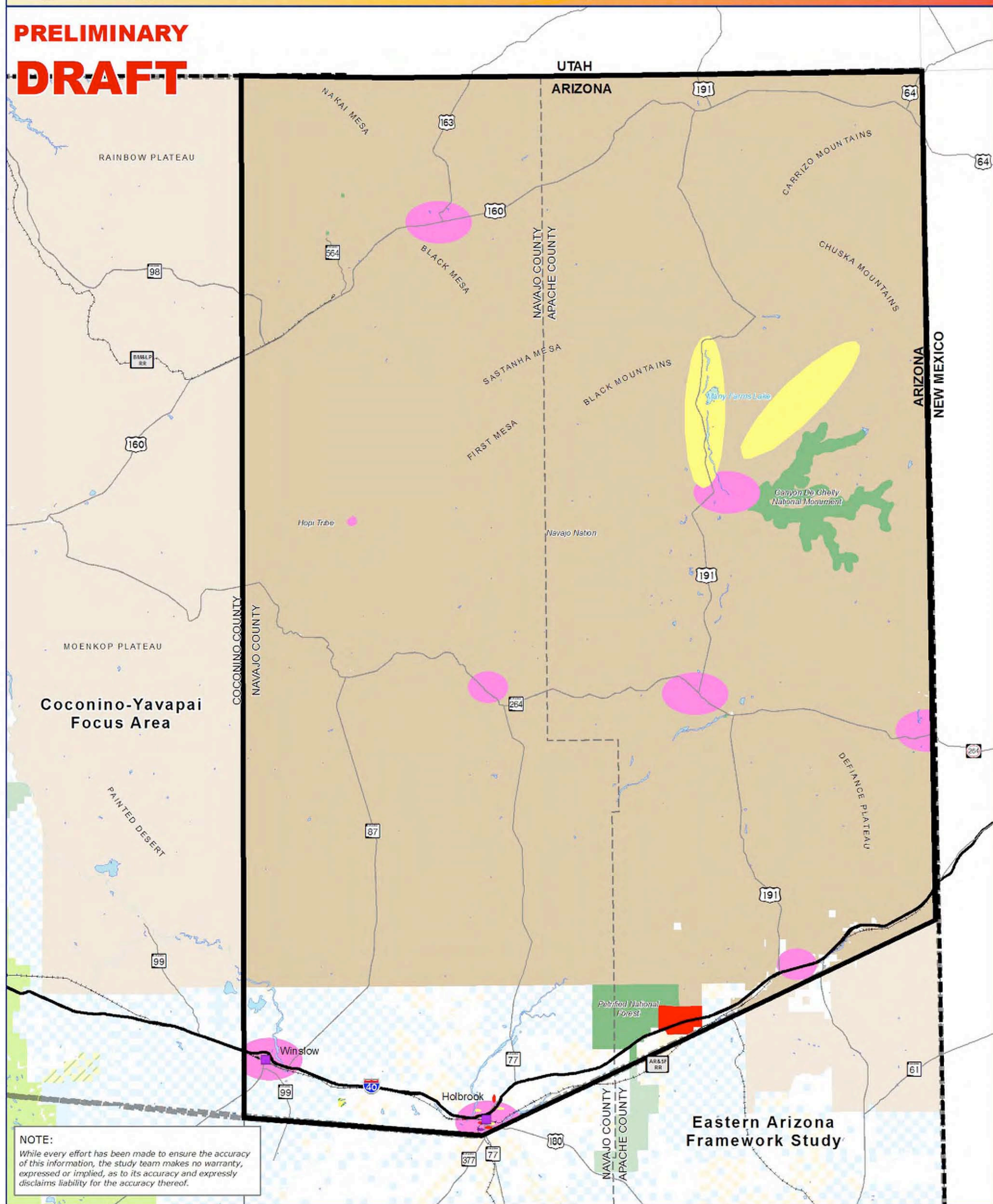


Figure 2-7b Future Urban Growth Character

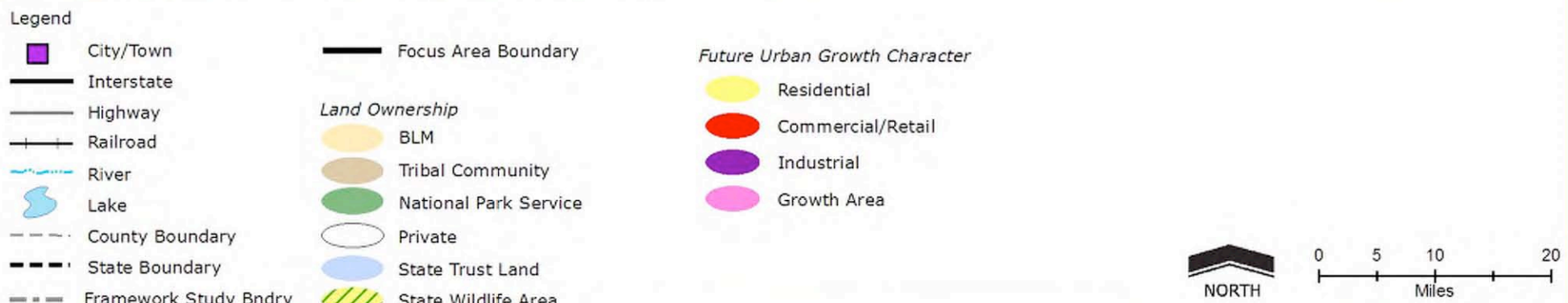


Figure 2-7c
Future Urban
Growth Character

Legend

- City/Town
- Interstate
- Highway
- Railroad
- River
- Lake
- County Boundary
- Framework Study Boundary
- Focus Area Boundary
- Wilderness Area
- National Monument

Land Ownership

- BLM
- Bureau of Reclamation
- Tribal Community
- Local or State Parks
- US Forest Service
- Private
- State Trust Land

Future Urban Growth Character

- Residential
- Commercial/Retail
- Public Facilities
- Growth Area

0 2.5 5 10
Miles

NORTH

2.3.3 Generalized Land Ownership

The Northern Arizona region is generally composed of Federal, State, Tribal and private land holdings. Throughout all three of the Focus Areas, public land holdings are proportionately higher than other jurisdictions. Particularly, the majority of lands in the study area are USFS land holdings to the south and north. Tribal reservation land is located to the east of the study area with a smaller portion to the west. BLM has jurisdiction over small portions of land in the north and southwest of the study area and the remaining land is a checkerboard of private and State land holdings (Figure 2-8a).

2.3.4 Public Land Management Studies

Public lands in the study area are managed by ASLD, BLM and USFS. The ASLD has authority over state lands until they are sold or leased, at which time planning authority is handed over to the appropriate city or county (Figure 2-8a/b).

BLM retains planning authority and control over its lands and rarely sells them to private entities, but will participate in land swaps in order to accumulate larger masses of land or release BLM-owned islands. The majority of the study area is located in the BLM Hassayampa Field Office district as well as the Arizona Strip, Kingman, and Safford Field Offices. Most recently, the BLM developed the *Arizona Strip Proposed Resource Management Plan (RMP)/Environmental Impact Statement (EIS)* which revised the existing RMP for the Arizona Strip Field Office in addition to providing a new management plan for the Vermilion Cliffs National Monument, and Grand Canyon-Parashant National Monument. The *Arizona Strip PRMP/EIS* describes alternatives for BLM and NPS land management north of the Grand Canyon.

The USFS has several national forests located within the study area including portions of the Apache-Sitgreaves National Forest, Coconino National Forest, Kaibab National Forest, Prescott National Forest, and Tonto National Forest. The USFS is currently revising the *Apache Sitegreaves National Forest Plan* and has recently released the *Draft Environmental Impact Statement for Warm Fire Recovery Project* in the Kaibab National Forest. Each of the other National Forest plans are in various stages of being updated.

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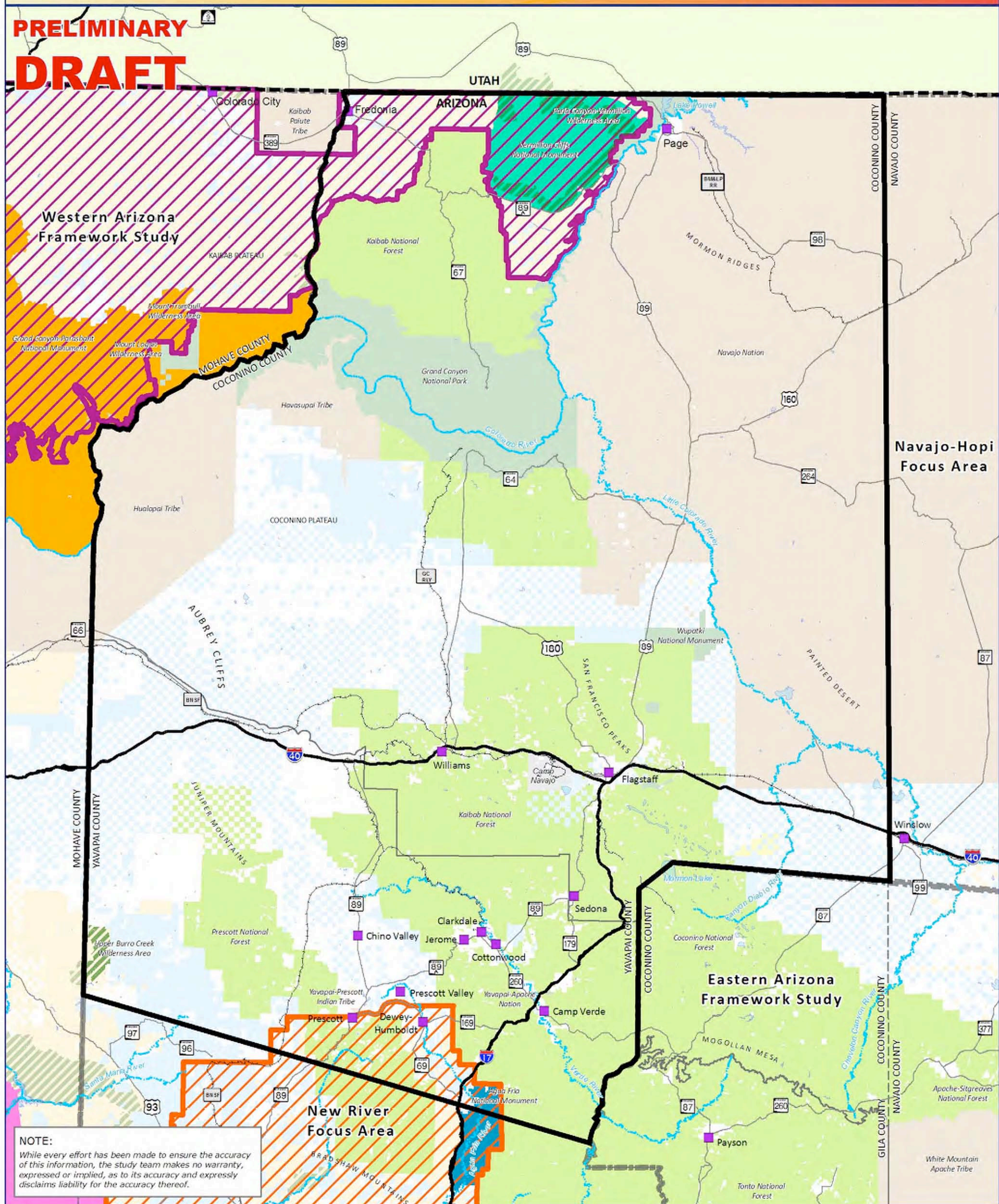


Figure 2-8a Public Land Management Studies





Regional Framework Study: Northern Arizona, New River Focus Area

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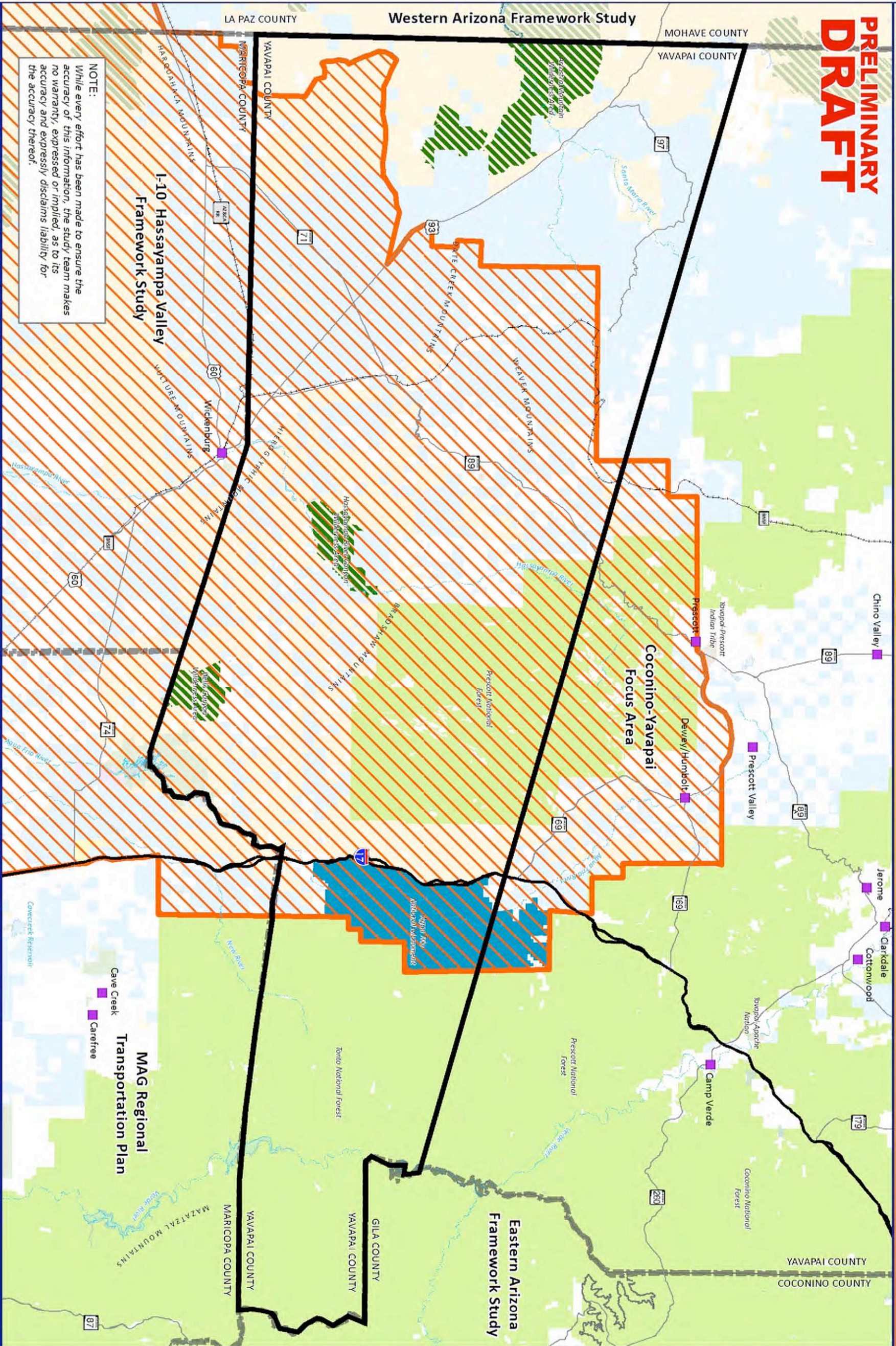


Figure 2-8b
Public Land Management
Studies

- Legend**
- City/Town
 - Interstate
 - Highway
 - Railroad
 - River
 - Lake
 - County Boundary
 - Framework Study Boundary
 - Focus Area Boundary
 - Wilderness Area
- BLM Planning Efforts**
- Agua Fria National Monument Management Plan*
 - Agua Fria National Monument and Bradshaw Harquahala Draft Resource Management Plan and Environmental Impact Statement*

0 2.5 5 10
Miles



NOTE:
While every effort has been made to ensure the accuracy of this information, the study team makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

Land distribution within the study area is divided into public and private lands. Public lands are under ASLD, USFS, BLM or military jurisdiction. The following table shows land ownership within the study area.

Table 2.4 Land Distribution in the Study Area

Ownership	Area (in Acres)	Percent of Total
Coconino-Yavapai Focus Area		
BLM	7,773,564.8	28.49
BR	66.0	0.00
County	727.2	0.00
Indian Lands	12,691,814.2	46.52
Military	26,341.9	0.10
NPS	1,273,414.0	4.67
Other	8.2	0.00
Private	2,747,067.9	10.07
State	2,267,339.8	8.31
State Wildlife Area	10,943.2	0.04
USFS	492,834.9	1.81
TOTAL	27,284,122.1	100%
Navajo Hopi Focus Area		
BLM	41,104.8	0.32
County	668.23	0.01
Indian Lands	11,557,340.33	91.01
NPS	186,726.54	1.47
Private	731,745.547	5.76
State	180,086.852	1.42
State Wildlife Area	680.65	0.01
TOTAL	12,698,352.95	100%
New River Focus Area		
BLM	5,221,544.59	48.78
BR	0.19	0.00
County	99.52	0.00
Indian Lands	161.20	0.00
Local or State Parks	23,438.74	0.22
Private	271,136.36	2.53
State	1,114,870.89	10.41
USFS	4,073,633.48	38.05
TOTAL	10,704,884.97	100%

2.3.5 Large Planned and Proposed Development Projects

Information regarding large planned and proposed development projects was gleaned from city, town and county general plan information where available. Additional large planned or proposed development projects may not have been included in the available studies.

Residential growth is planned or under development in the unincorporated areas of central Yavapai County, specifically north of Prescott Valley and west of Chino Valley along Williamson Valley Road. Known planned developments are included in Table 2.5.

Table 2.5 Major Master-Planned Communities and Other Planned Developments

Planned Community or Other Development	Dwelling Units (du) or Acreage (acres)
• Nighthawk Subdivision	• 180 du
• Hawk's Nest Estates	• 145 du
• Heritage Farms	• 150 du
• Mingus West	• 300 acres
• Heritage West	• 175 acres
• Southgate Center	• 25 acres
• Old Home Manor	• 800 acres
• Granville Residential Community	• 1200 acres
• Pronghorn Ranch	• 640 acres
• StoneRidge	• 1800 acres
• The Viewpoint	• 640 acres
• Glassford Marketplace	• 60 acres
• Yavapai Hills	• 64 acres
• Quailwood Subdivision	• 980 du
• Prescott Country Club	• 100 acres/180du
• Crossroads Shopping Center	• 90 acres
• Big Sky Business Park	• 200 acres
• Wal-mart	• 187,000sq.ft.

The City of Prescott General Plan includes land areas within the City identified as opportunities for regional development that should be studied further:

- SR-69 corridor
- Prescott Lakes Parkway
- SR-89 corridor from 69/89 intersection to the 89/Willow Lake Road intersection, primarily on the northwest side of the highway
- SR-89A corridor
- Willow Creek Road corridor
- Embry-Riddle Aeronautical University property on Willow Creek Road
- Airport business park and industrial area
- The Ponderosa Plaza area (Village at the Boulders)

Additionally, 12,000 more residential units are in the early planning stages located outside of town and retail/commercial development is also planned along SR-69 and north of SR-169.

An 85-acre office/commercial development is planned south of Humboldt along SR-69. Additionally, residential growth is planned or underdevelopment in the unincorporated areas

of Central Yavapai County north of Prescott Valley and west of Chino Valley along Williamson Valley Road.

In the northeast region of the study area, a casino (Four Corners area) is being proposed, as well as a resort (Monument Valley area) and a resort catering to boaters (Page). Also, the "Gateway to Hopi Land" hotel and travel center is being proposed as a 72-acre complex at the junction of SR-264 and US 60 near Tuba City.

2.4 EXISTING ROADWAY SYSTEM

This section documents information related to the existing roadway system within the study area. Major roadways serving the three Focus Areas were analyzed under existing conditions in addition to the roadway functional classification; bridges and infrastructure; and railroad grade crossings (Figure 2-9a-c).

Highway Performance Monitoring System (HPMS) dataset (2005) was used to obtain roadway attributes such as annual average daily traffic (AADT), number of lanes, posted speed limit and designated truck route. Designated truck routes are reported per "Federal Regulatory Authority" to determine whether a roadway section is on or off a truck way. Trucks are permitted on any roadway unless otherwise designated. State, County and municipal roadway characteristics are described below.

Table 2.6 ADOT/County/Municipal Roadway Characteristics

Route	Speed Limit (MPH)	Number of Lanes	Classification
SR-64	35	1	Principal Arterial
SR-66	65	2	n/a
SR-67	50 to 55	2	Major Collector
SR-69	45 to 75	4	Principal Arterial
SR-71	65	2	Major Collector
SR-77	65	2	Principal Arterial
SR-87	65	2	Minor Arterial
SR-89	35 to 65	2	Principal Arterial
SR-89A	20 to 65	2	Principal Arterial
SR-96	45	2	Major Collector
SR-97	45	2	Major Collector
SR-98	65	2	Major Collector
SR-99	55	2	n/a
SR-169	55 to 65	2	Major Collector
SR-179	55 to 65	2 to 4	Principal Arterial
SR-260	25 to 55	2 to 4	Minor Arterial
SR-264	n/a	2 to 4	Minor Arterial
Forest Avenue	n/a	n/a	Minor Arterial
Cedar Avenue	n/a	n/a	Minor Arterial
Willow Creek Road	n/a	n/a	Minor Arterial
Navajo Drive	n/a	n/a	Minor Arterial
Mingus Avenue	n/a	n/a	Minor Arterial
Iron Springs Road	n/a	n/a	Minor Arterial
Prescott Lakes Parkway	n/a	n/a	Minor Arterial
Woody Mountain Road	n/a	n/a	Urban Collector
Switzer Canyon Drive	n/a	n/a	Urban Collector